



## Siabod Office

- All-inclusive fixed monthly rent
- Stunning riverside location with ample parking
- 24 hour access
- Close to local amenities

f /GlasdirLlanrwst  
t @glasdirLlanrwst

**First floor** modern office suite located in a popular and central setting

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[www.glasdir.com](http://www.glasdir.com)



## Background

Glasdir is a Social Enterprise that specialises in creating the right environment for a wide variety of businesses to succeed by providing first class conferencing and serviced office facilities.

Whether you need a single desk for a day or an office for a number of years, we have the right solution to suit your business.

## Location

Glasdir is located right in the heart of North Wales in the market town of Llanrwst in a stunning riverside location. The centre is conveniently placed on the A470 and only a short drive from the A55 and is

easily accessible from across Wales and the North West of England.

Close to local amenities – a five minute walk into the town centre and local bus and train stations are only minutes away.

## Description

**Room size:** 72 sqm approximately. A well maintained first floor office that can comfortably provide accommodation for approx. 12-15 people. Serviced reception to the main building which will be available to greet visitors and receive deliveries. There is a shared kitchen and lunch / relaxation area and the use of a small meeting room is included.

- All-inclusive fixed monthly rent inclusive of utilities and business rates
- Cleaning of office and all common areas is included
- IP Phone system with a direct number
- Fibre broadband
- Office furniture included (subject to availability)
- Five minute walk into the town centre, train and bus stations
- Large car park at the back
- External branding
- On-site caterer
- 24 hour access
- CCTV in communal areas



## Tenure:

Flexible terms but subject to a minimum of 6 months.

**Rent:** POA

## > Travel Times:

Llandudno Junction - 15 minutes  
Colwyn Bay - 20 minutes  
Bangor - 40 minutes  
Chester - 1 hour

To discuss further or to arrange a viewing contact **Elen Rowlands** on:

**01492 640640** or email [elen@glasdir.com](mailto:elen@glasdir.com)



First Floor Plan